

**BOARD OF ARCHITECTURAL REVIEW
AGENDA
September 4, 2014 - 4:00 PM
Council Chambers - Rouss City Hall**

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – August 21, 2014

2. CONSENT AGENDA

3. NEW BUSINESS

BAR-14-528 Request of John and Heidi Efner for a Certificate of Appropriateness to remove Masonite siding, repair original boards, paint boards and windows and repair porch to historic standards for the property located at 620 South Loudoun Street.

4. OLD BUSINESS

5. OTHER DISCUSSION

6. ADJOURN

*****APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING*****

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, August 21, 2014, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Mr. Bandyke, Ms. Jackson, Mr. Walker, Mr. Serafin

ABSENT: Chairman Rockwood

STAFF: Tim Youmans, Josh Crump, Carolyn Barrett, Katherine Herrman

VISITORS: Eric Lowman, Cecile Lescs

APPROVAL OF MINUTES:

Mr. Bandyke called for corrections or additions to the minutes of August 7, 2014. Hearing none, he called for a motion. Mr. Walker moved to approve the minutes as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0.

CONSENT AGENDA:

None.

NEW BUSINESS:

None.

OLD BUSINESS:

BAR-13-595 Request of Leicester Square, LLC for a Certificate of Appropriateness for new construction and a request to demolish an existing structure less than 75 years old at the properties located at 10 East Leicester Street and 412 South Loudoun Street. **(Continuation – remaining items for consideration are: roofing, exterior lighting and porch details.)**

Eric Lowman presented the requested materials and showed samples to the board. Colors will be submitted separately. Mr. Bandyke asked for a brief overview of each item. Mr. Lowman said that units one through three and the duplexes will have metal roofs. Units four through six will have shingle roofing. Flooring will be tongue-in-groove, pre-primed wood. Railings will be fir wood and columns will be wood as well. Lattice work will be wood and painted. All treated material will be completely concealed. Stair steps and risers will be wood. The lighting will be progress lights made of metal.

*Mr. Serafin moved to grant a Certificate of Appropriateness to **BAR-13-595** for the porch materials and configuration for the roof types and guttering and exterior light fixtures with the following additions:*

- Porch and all roofs use traditional half round gutters and round downspouts.*
- That the porches have skirt boards added and the lattice work is picture framed.*
- The newels that are needed as transitions at the bottom of the stairs match the Colonial wood posts that are provided.*
- The laminated wood beams of the porches will be trimmed at the sides and bottom.*
- Colors will be taken care of by staff.*

Mr. Walker seconded the motion. Voice vote was taken and the motion passed 4-0.

DISCUSSION:

Mr. Youmans introduced Josh Crump as the new Planner. He will be taking over as staff liaison.

Mr. Youmans stated that during the August 7, 2014 meeting, the board had talked about the non-traditional materials and guideline booklet that had been presented during the council work session on July 22, 2014. There was an agreement that Chairman Rockwood and possibly Mr. Barker from OakCrest would attend an upcoming council work session. There is one on August 26, 2014 but after discussions with the city manager and President Willingham, they felt it would be better to delay it until September 2014.

During the last meeting, **BAR-14-439** for Steamy's outdoor café was presented. An e-mail was received from the applicant, who did not attend the meeting, but subsequently heard about the denial. They are going to appeal to City Council but the payment for the appeal has not been received yet. At the staff level, there has been discussion on the issue of the relationship between the Old Town Development Board guidelines, which call for black metal furniture and the BAR guidelines which speak to the use of metal but not specifically black in color. It sounds like the applicant is more interested in changing the guidelines that come from the development board, as much, if not more than appealing the BAR decision based on those guidelines. He did not think that was scheduled for the upcoming council meeting on September 9, 2014. It may come up in October unless the applicant withdraws.

Mr. Bandyke noticed Cecile Lescs sitting in the gallery. He asked her if she had something she wanted to address the board with. Ms. Lescs said that she had received a letter telling her she would be on the agenda for the next meeting and she assumed it meant this meeting. Ms. Barrett informed the board that Ms. Lescs did not turn in her revised plans until after the deadline (four days) and that she had been advised by Ms. Clayton that she would be on the September 4, 2014 agenda. The board members told her they did not have any materials for the revised plan. Ms. Lescs repeated that the letter said she should be at the next meeting so she thought it was this one. Ms. Jackson pointed out that since she had not turned in her materials until after the deadline, it meant the following meeting. Mr. Bandyke told her it was on the agenda for the September 4th meeting and if she could not make that meeting, it could be moved to the September 18th meeting.

Mr. Serafin suggested the board go ahead and look at her case. The other board members said they didn't have anything to look at. Mr. Bandyke asked what information she had. Ms. Lescs said she had changed the placement of where the fence would be by moving it closer to the van and there would be nothing down the side. Mr. Youmans said that if they wanted to look at the materials, staff could go upstairs and get the information. The board members agreed. Mr. Youmans pointed out that the previous information submitted was in the minutes so the board members could review it.

While the board waited, Mr. Youmans made the announcement that staff was successful on getting a smaller grant to do the nomination amendment for the expanded national historical district. They will be pursuing it this fall in terms of hiring a preservation architectural historian consultant to do the study. He anticipates it will entail work with staff and the consultant at some point because it will be an expansion of the district. This time there will need to be public hearings to allow people in the proposed expansion areas to give feedback.

Staff returned with the requested documents and the board took a few minutes to review them. Mr. Bandyke pointed out there was no measurement as to how far back the fence had been moved from the front of the house. Ms. Lescs said it was half the space previously requested. It was 20' 6" from the back of the house to the front of the van. Mr. Bandyke asked if anything could be seen at an angle from the neighbor's house. Ms. Lescs didn't know and the board members said the point was to screen the van from view so she would not get in trouble again. Mr. Youmans suggested if she put up two eight-foot sections or three six-foot sections on the side, it would be sufficient to screen the vehicle. Ms. Lescs stated that she would be using stockade fencing instead of pressure-treated wood so that it can be painted before putting it up. It will be placed inside the existing chain-link fence. There would also be a gate in the portion of fence in front of the van.

*Mr. Serafin moved to grant a Certificate of Appropriateness to **BAR-14-445**, the amended submittal, with the addition of:*

- *16 feet of fence to match the fence, as submitted, along the north side next to the van to screen it;*
- *That there would be a gate in the fence;*
- *The fence would be made of stockade boards four to six inches wide;*
- *Painted white.*

Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:47pm.



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

**APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS**

Please print or type all information:

John and Heidi Efner Applicant
540-664-3621 or 305-804-2194 Telephone
620 S LOUDOUN ST Street Address
heidi.rettig@gmail.com E-mail address
Winchester VA 22601 City / State / Zip

John D. Efner Property Owner's Signature
540 664 3621 Telephone
johnef-1@yahoo.com E-mail address
John D. Efner Property Owner (Name as appears in Land Records)
620 S LOUDOUN ST Street Address
Winchester VA 22601 City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 620 S. LOUDOUN ST Use: home

Zoning: R01 (HW) Year Constructed: 1866 Historic Plaque? Y () NX Number: _____

TYPE OF REQUEST

<input checked="" type="checkbox"/> Demolition <u>repair</u>	Sign (specify type) and # _____	Exterior Change
<input checked="" type="checkbox"/> New Construction <u>porch</u>	Freestanding	<input checked="" type="checkbox"/> Siding <u>remove (see below)</u>
Addition	Wall	Roofing
Fence/Wall	Projecting	Windows/Doors
CONCEPTUAL REVIEW ONLY	Other sign (specify)	<input checked="" type="checkbox"/> Paint
Other (specify) <u>remove masonite siding, repair original boards, paint</u>		

repair porch to historic standards
SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION
boards and windows

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

Always Green



Decorative Concrete,
Masonry & Hardscapes

Estimate

Date	Estimate No.
08/14/2014	1593
Exp. Date	
11/14/2014	

Address
Heidi Rettig

Date	Service	Activity	Quantity	Rate	Amount
08/14/2014	Construction	Remove all three layers of siding, fasteners from the front of home, right side of home and complete shed that is attached to right backside of the home.			
08/14/2014	Construction	Temporarily suspend wires, downspouts and gutters in a modified, functional capacity.			
08/14/2014	Construction	Clean-up the work area and do vigorous magnetic sweeps.	1	9,450.00	9,450.00
08/14/2014	Construction	*Note - Porta potty and dumpster will be needed for project. Project is based on (1) pick-up of dumpster. If additional dumpsters are needed, an additional fee of \$500 will be added to the final invoice.			
08/14/2014	Construction	We will access the project once siding is removed to give proper quote for repairs.			
				Total	\$9,450.00

Thank you for considering Always Green for your project!

Accepted By

Accepted Date

www.alwaysgreenllc.com

Always Green

CONTRACTOR AGREEMENT

THIS AGREEMENT made this 11th day of August, 2014, by and between Always Green, hereinafter called the Contractor, and Heidi Rettig, hereinafter called the Client.

WITNESSETH, that the Contractor and the Client for the consideration named herein agree as follows:

ARTICLE 1. SCOPE OF THE WORK

The Contractor shall furnish all the materials and labor and perform all of the work described below:

Job Description:

Deck tear off and rebuild it back to an exact cosmetic match in the Historical District of downtown @ 620 S. Loudon Street Winchester, Va.

Approximately 5' x 13' landing at the front of the property area with two steps, handrails, ornate balusters, ornate cornice and trim. Located on a sub code structure of 1 two by four beam, attached to a ledger board against the house and stilted at the front for support.

Two sub code steps exist at front left entry to the deck.

Process of repair:

Per the City Historical Restoration guidelines:

The substructure must comply with the NBC yet maintain the exact appearance as the previous construction. All of the deck needs to be replaced and established on an updated code specific structure.

The 11 sections of ornate trim, as well as the two corbels, two half posts, two full posts and 27 specific design balusters, two full lengths of wooden architectural handrail (top), two 14 foot long sections of bottom rail trim will respond acceptably to reconditioning, painting and can be re installed per the City's directives. The deck boards are a top quality, treated, 3/4 inch T&G decking product.

The bottom perimeter must have lattice replaced around it.

Reconditioning, painting, and staining the above mentioned items are included in this bid.

*** Disposal of debris is an extra dump fee**

Please review the above items carefully. If there is anything not included with the above job description/materials please let us know prior to signing the contract. Items that are not listed above, are not included with the price of the contract. Any changes or additions to the project not listed above will be added to the price of the job.

If at any point during the project, you would like to make any changes, please communicate these with the project manager.

The work is to be performed at:

620 S. Loudoun St.

Winchester, VA 22601

ARTICLE 2. THE CONTRACT PRICE

The Client shall pay the Contractor for the material and labor to be performed under the Contract the sum of **\$2,247.50** Dollars (\$), subject to additions and deductions pursuant to authorized change orders.

ARTICLE 3. PROGRESS PAYMENTS

Payments of the Contract price shall be paid in the manner following:

50% Down

50% Upon Completion

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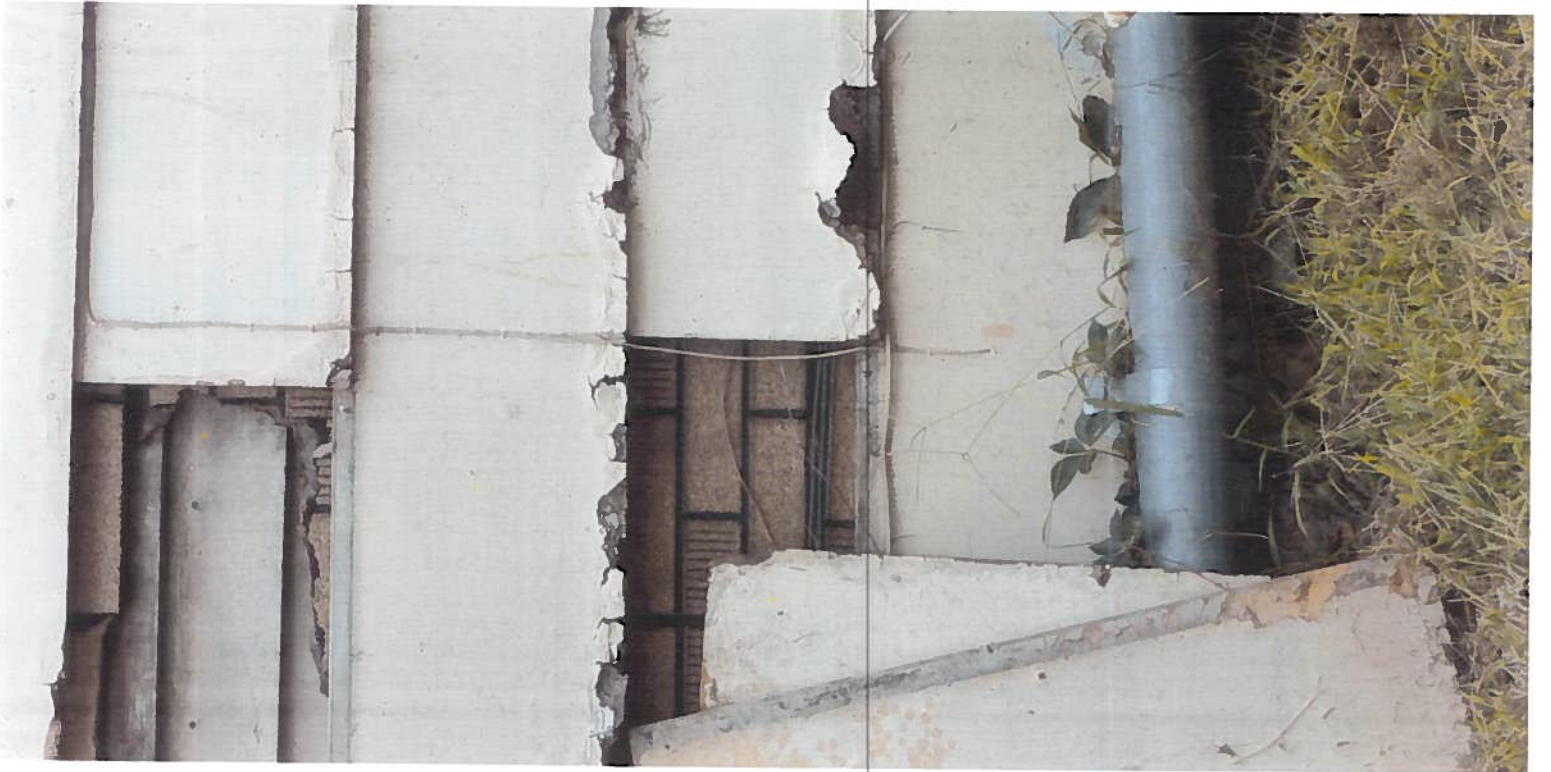
2122 North Frederick Pike
Winchester, VA 22603

Phone: (540) 667-2942

Info@AlwaysGreenLLC.com

Please visit our website at: www.alwaysgreenllc.com





4004-2



National Trust for
Historic Preservation



4004-2A
Mark Twain House Ombra Gray

6004-1



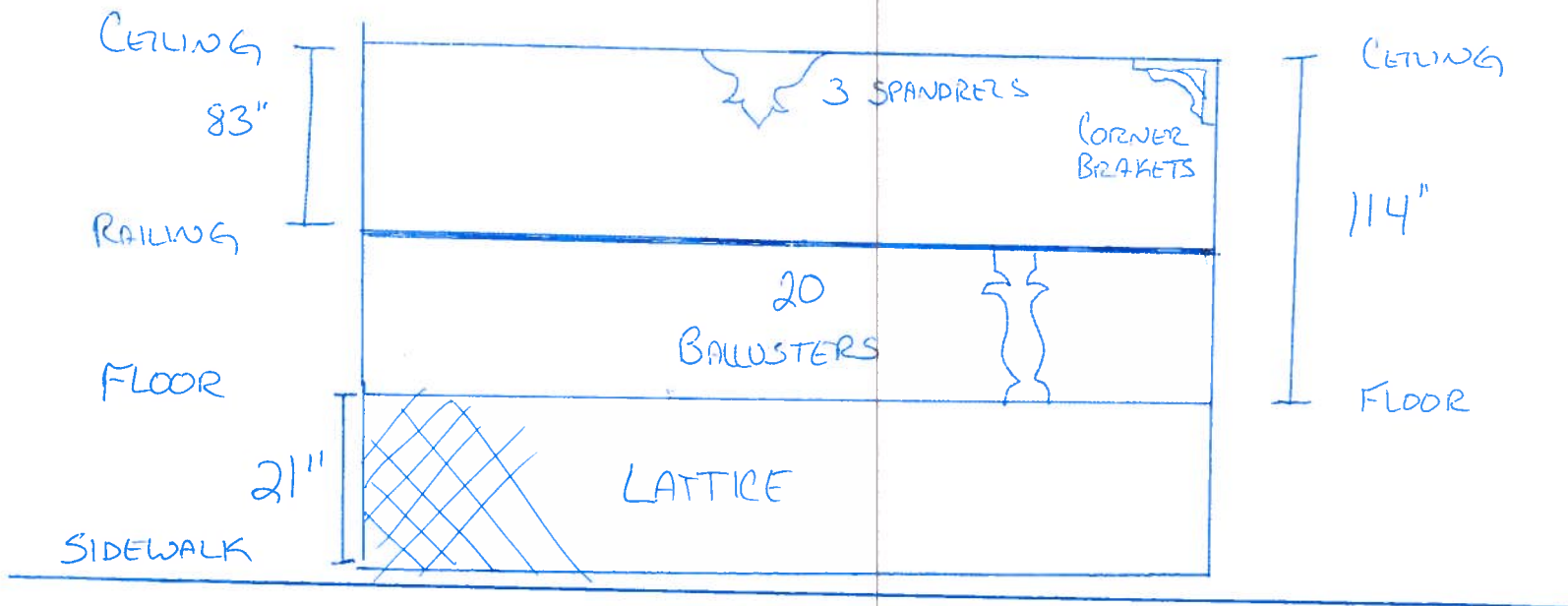
National Trust for
Historic Preservation

6004-1A
Woodlawn Bedroom White

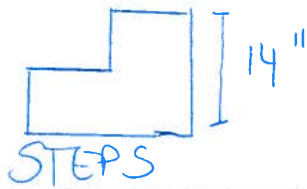
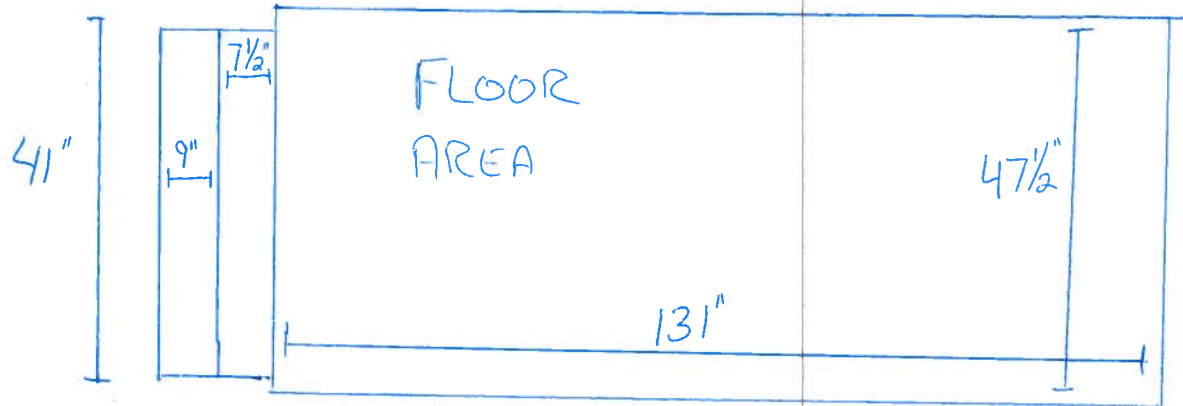
620 South Loudoun

Porch Repair

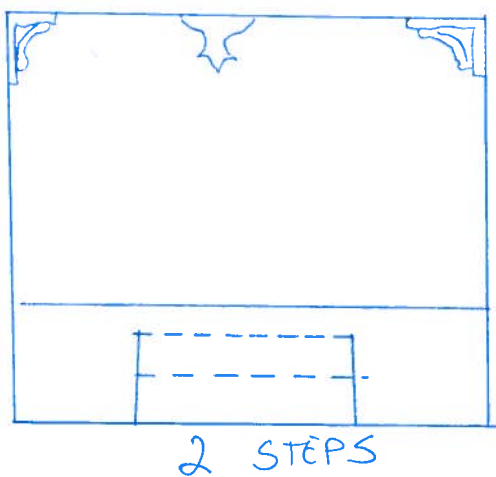
The front porch was planned to be repaired back to its original condition. The floor has some broken boards and there are some balusters which need replaced. No changes are planned less the color which is included with other plans of the home. The only questionable area are the steps, if anything becomes altered it may be them as they are now not to code. Being unsure of any "grandfather" clause which may apply, I would prefer to correct the steps by extending them out and/or using a couple inches of the porch to help make the width needed. Any changed to the steps will make a very minimum overall change to the original porch.



STEPS

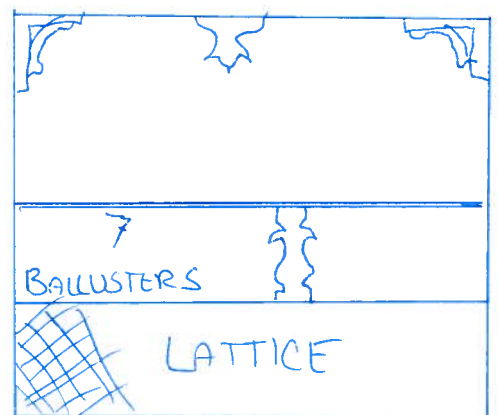


ENTERING SIDE



1 SPANDREL
2 CORNERS
EACH

CLOSED SIDE



CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 620 S. Loudoun Present Use: Residential
 Map & Parcel: 213 - (1) Assessed Value: \$9,075
 Tract & Block: B-8
 Present Owner: Mary E. Hottle Historic Name: _____
 Address: 620 S. Loudoun Original Owner: _____
 Original Use: _____

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 19__
 Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.
 B.Arts None+ None-

Stories: B 1 1½ (2) 2½ 3 3½ 4 -
 Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas. Alum.
 Modifications: Minor Moderate Extensive Siding

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:
 Outstanding Excellent Good Average None
 Architectural Description

This 2-bay, cross-gable house has 2 brick stove chimneys, a good entrance porch with turned posts and sawn baluster with scroll brackets and sawn pendants. A pass-through door at lower left, which is covered by the second story of the house, leads to the alley at the rear.

Historical Significance:
 National State/Regional Local None

Historical Description

References:

